

**PROJECT MANAGEMENT AND ACQUISITION PLAN**  
**(ACQUISITION OF LEASEHOLD INTERESTS IN REAL PROPERTY)**

**PROJECT NO.:** 9VA2606

**A. PROJECT DEFINITION/STATEMENT OF NEED**

1. Requiring Agency(ies): Department of Health and Human Services (HHS) – Administration for Children and Families (ACF)
2. Location of pending action: NCR – Maryland and Virginia
3. Project background/trigger event: The Department of Health and Human Services (HHS) - Administration for Children and Families (ACF) requires flex space suitable for human occupants with outdoor recreation areas. The total space requested is 110,103 RSF (95,742 USF) with 275 parking spaces and 2 acres of mixed use recreational space. The lease will be procured using full and open competition procedures under project number 9VA2606. The anticipated occupancy date of the space is July 2020.
4. Federal inventory check:  
☒ No vacant federally-controlled space available  
☐ Vacant federally-controlled space available, but not suitable due to: \_\_\_\_\_
5. REXUS action type:  
☒ New  
☐ New Replacing  
☐ Succeeding  
☐ Superseding  
☐ Expansion  
Within Scope: ☐ Yes. Describe: \_\_\_\_\_  
☐ No. Will prepare an OTFO justification  
☐ Extension (GSAM 570.405)  
Select the purpose of the extension:  
☐ Construction Delay  
☐ Customer DID Prep. Delay  
☐ Lack of Agency Funding  
☐ Lack of Agency POR  
☐ Lessor Delay  
☐ Market Conditions  
☐ Strategic Portfolio Scheduling  
☐ Tactical Considerations  
☐ Other (workload, agency leaving PBS inventory, forced move, FEMA emergency, etc)  
Describe: \_\_\_\_\_  
Describe follow-on action for long-term housing solution, if applicable. \_\_\_\_\_  
☐ Renewal (GSAM 570.401)  
☐ Evaluated ☐ Unevaluated
6. Estimated Square Footage to be acquired: 110,103 RSF; 95,742 ABOA  
If Requirement Action Type is not a "New Requirement", provide the following:  
  - a) Current lease number: \_\_\_\_\_
  - b) Building name and address: \_\_\_\_\_
  - c) Current square footage: \_\_\_\_\_ RSF; \_\_\_\_\_ ABOA
  - d) Current annual rent rate: \$ \_\_\_\_\_ /RSF
  - e) Lease expiration is: \_\_\_\_\_
  - f) If applicable, describe existing renewal option(s): \_\_\_\_\_
7. Anticipated Utilization Rate (UR)  
  - a) All-In: \_\_\_\_\_
  - b) Total Office: \_\_\_\_\_
  - c) Meets GSA or Client Agency UR benchmark:  
☐ Yes

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☒ No Explain: Special space

8. Anticipated RLP Template:

- ☒ Global
- ☐ Automated Advanced Acquisition Program (AAP)
- ☐ Simplified
- ☐ On-Airport
- ☐ Warehouse
- ☐ Small/3626
- ☐ N/A (Extensions/Expansions/Renewal Options)

9. Procurement Method:

- ☒ Full and Open Competition (GSAM 570.3)  
Source Selection Procedures:  
☒ Lowest Price Technically Acceptable ☐ Best Value (Tradeoff)

- ☐ Other Than Full and Open Competition  
☐ Cost-Based Rationale (Succeeding/Superseding)  
☐ Mission-Based Rationale for Limiting Competition

Describe the mission-based rationale: \_\_\_\_\_

10. Delineated Area considerations (not applicable for extensions or renewals)

a) Is there a Local Portfolio Plan (LPP):

- ☒ No  
☐ Yes

- ☐ Delineated area and housing plan is consistent with LPP  
☐ Delineated area and housing plan is not consistent with LPP for the following reason(s): \_\_\_\_\_

b) Communication with local officials:

- ☒ No  
☐ Yes

- ☐ Delineated area is consistent with local community and economic development planning  
☐ Delineated area is not consistent with local community and economic development planning for the following reason(s): \_\_\_\_\_

c) Rural Development Act (RDA) Compliance:

- ☐ Agency will be located within a rural area as defined by the Rural Development Act of 1972, as amended.

- ☐ Delineated area includes a rural town center as identified by local officials  
☐ Delineated area does not include a rural town center  
☒ Agency will not be located within a rural area

d) Executive Order 12072 Compliance (if not applicable, check here ☐):

- ☒ Delineated area is in the entire Central Business Area (CBA) of NCR – Maryland and Virginia  
☐ Delineated area expands beyond the CBA of \_\_\_\_\_ in order to provide for adequate competition  
☐ Delineated area includes a portion of the CBA of \_\_\_\_\_ due to the following mission-related reason(s): \_\_\_\_\_  
Delineated area street boundaries are: \_\_\_\_\_  
☐ Delineated area is outside of any CBA due to the following mission-related reason(s): \_\_\_\_\_

e) Other delineated area considerations:

- i. ☒ Delineated area has definable boundaries
- ii. ☒ Delineated area does not unreasonably restrict competition
- iii. Describe any pending or unresolved housing issues, otherwise, insert "none": None

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**11. Environmental Considerations**

- a) Is new lease construction probable: ☐ No ☒ Yes  
b) If new construction is the only acceptable solution, discuss any site issues: \_\_\_\_\_  
c) Wetlands and/or floodplains:  
  
☐ Are not present within the delineated area  
☒ Are present within the delineated area  
☐ Unknown at this time/TBD  
  
d) Other NEPA considerations: N/A

**12. Lease Terms**

a) Initial Term in Months: 240 Estimated Lease Term: From: 12/2020 To: 12/2040

i) Firm Term in Months: 240 Amortization Term in Months: 240

ii) Non-Firm Term in Months: \_\_\_\_\_

b) Renewal Option(s) ☐ Yes ☐ No  
If Yes, Option 1 Term: 0 Option 2 Term: \_\_\_\_\_

**13. Total Contract Value (including any options)**

a) Initial Term:

i) Firm Term/Amortization Period: \$30.00 rate/rsf x 110,103 rsf = \$3,303,090 (Annual Rent) x 20 years = \$66,061,800

ii) Firm Term/Extending Beyond Amortization Period: \$XX.XX rate/rsf x XXX,XXX rsf = XXX,XXX (Annual Rent) x X years = \$XX,XXX,XXX Check here if N/A ☐

iii) Non-Firm Term: \$XX.XX rate/rsf x XXX,XXX rsf = XXX,XXX (Annual Rent) x X years = \$XX,XXX,XXX

b) Option 1: \$XX.XX rate/rsf x XXX,XXX rsf = XXX,XXX (Annual Rent) x X years = \$XX,XXX,XX

c) Option 2: \$XX.XX rate/rsf x XXX,XXX rsf = XXX,XXX (Annual Rent) x X years = \$XX,XXX,XX

d) Total Contract Value:

Firm Term Total \$66,061,800 + Non-Firm Term Total \$0 + Renewal Option(s) Total \$0 = \$66,061,800

e) Fully Serviced: ☒ Yes ☐ No If No, then Net of \_\_\_\_\_

**14. Prospectus Requirement Check**

a) Is a Prospectus required: ☐ Yes ☒ No

b) If yes, has a Prospectus been prepared: ☐ Yes ☐ No

If yes, provide Prospectus number: \_\_\_\_\_

Approved by House: ☐ Yes ☐ No Senate: ☐ Yes ☐ No

If no to either, explain the status: \_\_\_\_\_

**15. Customer Funding Availability**

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a) Pro Forma (Draft) OA: signed by Customer:

- ☐ Yes  
☒ Sent, but not signed  
☐ Not required (extensions at current rent)

b) OA type:

- ☐ Cancelable  
☒ Non-Cancelable

If non-cancelable, provide reason: Facility specifically designed to house 24/7 operations for unaccompanied minor children

c) Are TIs estimated to exceed TI Allowance:

- ☒ Yes; Estimated Overage: TBD
- ☐ RWA received from agency  
☒ Agency notified; will submit RWA prior to lease award  
☐ Other \_\_\_\_\_
- ☐ No

d) Has the Customer Agency budgeted for move costs:

- ☒ Yes  
☐ No  
☐ N/A (anticipated sole source actions)

**B. COMMUNICATION PLAN**

1. Team Matrix

Name/Email	Role	Phone Number
Brandon Rowe	Contracting Officer/LCS	(202) 702-4577
Jim Phelan	Contracting Officer	(202) 219-1886
Anthony Russell	LCS	(202) 695-9835
Rodney Silivinski	Project Manager	(202) 431-4859
Kan Shullmson	Planning Manager	(202) 219-0823
Tricia Johnson	Business Analyst	(202) 708-6797
Bryant Porter	Broker	(202) 624-8515
Mett Miller	Broker	(202) 624-8517

2. Stakeholder communication preferences

Audience	Approach	Timing
Alfred Cypress, HHS	Phone Calls/Email	Weekly/As Needed
Jim Phelan, Glenn Harvey, Calvin Myint, GSA	In person and/or phone calls	Weekly/As needed

**C. ACQUISITION STRATEGY/PLAN OF ACTION**

1. Risk and Opportunity Management

Risk/Opportunity Name and Description (Example: Pre-award - Lack of Competition)	Likelihood (H/M/L)	Impact (H/M/L)	Classification (H/M/L)	Mitigation Plan
Pre- and Post-Award - Time: The procurement and/or	H	H	H	The GSA team will monitor the timing associated with each phase of the procurement and subsequent design

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buildout of the new lease takes longer than expected				and construction. If there is slippage in the schedule, the project team will take measures to expedite the remaining tasks in an effort to meet the project delivery date.
LACK OF AVAILABLE PRODUCT IN DA	H	H	H	Due to specifics of requirement, there may be a scarcity of available buildings. Conduct thorough market research to mitigate this issue.
Award - Risk of protest	M	M	M	The Leasing Team will use the approved leasing documents in accordance with LAC -2015 -06 Issuance of RLP and Lease Templates. If a protest is received, the Leasing Team will adhere to GSAM 533.1 – Protests.
Post Award – Budget	M	M	M	GSA will provide ACF a budget projection that will provide functional space to the agency. Once GSA receives the POR, GSA will revise its budget projection so that the agency can provide funds for TI overage (if necessary) via RWA. If the costs of the project exceed the budget allocated for the procurement, GSA will assist the agency in value-engineering to eliminate the budget overrun.

2. Describe any support required from other business lines:

- ☒ IGE  
☒ Construction Drawing Review  
☐ Source Selection Panel Participation  
☒ Construction Management  
☒ Project Management  
☐ Other \_\_\_\_\_

Has a request been sent to the regional representative for these services along with a copy of the milestone schedule:

- ☒ Yes  
☐ No

3. Indicate whether the GSA Leasing Support Services (GLS) Contract will be utilized to perform this acquisition:

- ☒ Yes  
☐ No

4. Results of Market Research

a) On May 30, 2019 market research was conducted by using the following source(s) CoStar. The market research identified 18 potential buildings within the delineated area that could satisfy the requirement.

b) LCRM-related indices:

i) REIS data attained for this market: ☐ Yes ☒ No ☐ Not available

ii) Relevant published market data attained for this market: ☒ Yes ☐ No ☐ Not available

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5. Environmental/Energy Conservation Objectives: The lease resulting from this action will include "green" clauses in conformity with the latest PBS policies.
6. Security:  
The client agency, GSA, and the Federal Protective Service will meet and determine the security level for this requirement taking into consideration the Interagency Security Council standards. The current security level is: FSL 4.
7. Small Business Considerations: If the lessor is a large business, then the lessor will be required to complete a Small Business Subcontracting Plan for inclusion as part of the lease.
8. Delivery and Performance Period Requirements: The RLP/Lease will establish reasonable delivery and performance requirements. All buildings must meet the minimum requirements of the RLP/Lease.
9. Discuss other matters, if any, pertinent to the Acquisition Plan that are not covered elsewhere. If none, indicate "N/A": N/A
10. Lease Administration Post Occupancy
- a) Lease Enforcement through Field Office: ☒ Yes ☐ No
- b) Tax and Operating Cost Escalations: ☒ Yes ☐ No
- c) Contracting for Separately Metered Utilities: ☐ Yes ☒ No
- d) Delegated: ☐ Yes ☒ No
11. After project completion, close-out activities will include

Activity	Performed By
File review	LCS, LCO, Legal, Broker
All documents uploaded into G-REX for permanent electronic storage	LCS, BA, Broker
RBM data input	LCS, BA, LCO
Post occupancy evaluation	LCO, LCS
Other	

A file review will be completed in accordance with national and regional guidelines to ensure the accuracy and completeness of project file documentation. All documents will be uploaded into G-REX for permanent electronic storage. Notification of the completed project will be sent to the service center to provide post occupancy administration and a COTR letter will be issued to the assigned property manager.

**D. ATTACHMENTS**

- ☒ Market Research
- ☒ Customer Milestone Schedule

## **Signed Agreement and Financial Summary**

### **OCCUPANCY AGREEMENT**

**Between**

**HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (7517)**

**And**

**GENERAL SERVICES ADMINISTRATION**

AVA08943	Draft	Version:	1	Date Last Modified:	05-Jun-2019

HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (Code 7517) will occupy 95,742.00 usable ( 110,103.00 rentable) square feet of space and 0 structured parking spaces and 275 surface parking spaces at ( ) located at , FAIRFAX, VA, for a period of 240 months commencing on or about 07/23/2020.

HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (Code 7517) will pay the General Services Administration rent in accordance with the attached page(s). The rental will be adjusted annually for operating cost.

HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (Code 7517) will pay the General Services Administration additional rent for prorated share of joint use space associated with this location, if any.

Additional/reduced services are shown on the attached Occupancy Agreement Financial Summary.

#### **Mandatory Clauses**

##### **Promoting Efficient Spending**

##### **Reduce the Footprint**

The Office of Management and Budget Memorandum, "Promoting Efficient Spending to Support Agency Operations" issued on May 11, 2012 and Management Procedures Memorandum issued on March 25, 2015, have established a Reduce the Footprint policy for executive agencies. HHS ADMINISTRATION FOR CHILDREN AND FAMILIES is responsible for making sure their space request is consistent with any applicable square foot reduction targets and can contact TotalWorkplace@gsa.gov for help developing agency-wide space design standards that optimize their space usage.

##### **Leased Specific Mandatory Clauses**

##### **Alterations by Tenant Agency**

The tenant agency agrees that it will undertake no alterations to the real property governed by this OA without prior approval from PBS. Further, any alterations that might obligate PBS under a lease must be approved by the responsible PBS contracting officer.

##### **Building Services**

Building services to be provided to the tenant agency for the operating expense portion of the Rent are specified in the PBS Request for Lease Proposal (RLP) that is made part of the lease contract. A copy of the lease contract is provided to the tenant agency. Additional or upgraded services beyond those identified in the RLP are provided by PBS or the lessor on a reimbursable basis. Charges for certain recurring reimbursable services may be billed on the PBS Bill. Recurring charges for overtime utilities, enhanced

custodial services, mechanical O&M HVAC, mechanical O&M Other and additional guard services are eligible for billing on the PBS Bill provided the tenant agency has been designated as a "participating agency". The charges must be initiated by the tenant agency and renewed annually. The recurring RWA processing fee will be assessed against each service billed.

#### **Financial Terms**

While this occupancy agreement (OA) addresses financial terms that cover multiple fiscal years, the parties agree that:

The tenant's financial obligations for years beyond the current year do not mature until the later year(s) are reached. Thus, there is no requirement that the tenant agency certify that current year funds are available to defray future year obligations.

The tenant's future years' obligation to pay Rent is subject to the availability of funds, but the tenant agrees to make a good faith effort to meet its obligations as they arise.

#### **Lease Contract Rent**

The underlying lease contract rent will be passed through to the tenant agency. For a non-fully serviced lease, the cost of operating services not covered by the lease will also be passed through to the tenant agency. The PBS fee in leased space, calculated at 5% of the annual lease contract cost plus the cost of separately contracted operating services, will also apply. Charges for security and GSA-installed improvements may apply as well.

Charges for operating expenses, joint use space, parking, security and real estate taxes may be adjusted on an annual basis.

#### **Move Cost Responsibilities**

At the end of this OA term, if the tenant cannot remain in the space covered by this OA, the tenant is responsible for funding the physical move to new space. In the event PBS displaces or allows another user to displace the tenant before the expiration of the OA term, PBS must fund, or require the new user to fund, the tenant's physical move, and relocation of the tenant's telecommunications equipment. PBS must also reimburse, or require the new user to reimburse, the tenant for the undepreciated value of any lump sum payments the tenant made toward tenant improvements and the Rent differential at the new location until the displaced agency has time to budget. The Rent differential is calculated on all elements of Rent except the amortized tenant improvement cost.

#### **Obligation to Pay Rent**

The Tenant agency's obligation to pay rent for the space governed by this OA commences when both of the following occur: the space is substantially complete and operationally functional. Occupancy and rent start will be coordinated with the Tenant.

1. The space is ready for occupancy of personal property, typically the substantial completion date. Substantial completion is signaled in the case of leased space by the granting of an occupancy permit by the proper authority and/or by PBS's acceptance of the space as substantially complete in accordance with the lease. "Substantially complete" and "substantial completion" mean that the work, the common and other areas of the building, and all other things necessary for the Government's access to the premises and occupancy, possession, use and enjoyment thereof, as provided in the lease, have been completed or obtained, excepting only such minor matters as do not interfere with or materially diminish such access, occupancy, possession, use or enjoyment.

PBS will offer to an authorized representative of the Tenant the opportunity to participate in a walk-through of the space prior to final acceptance of the space as substantially complete by PBS. The authorized

representative of the Tenant will make himself or herself available so as to not delay the walk-through of the space. The authorized representatives of PBS and the Tenant will itemize any defects and omissions (D&Os, or "punch list") of the construction project that will need to be corrected prior to final contract payment. Provided that the D&Os are minor matters not materially diminishing use of the space, the authorized representative of PBS, acting on behalf of the Government and its Tenant, will determine substantial completion.

2. The space is operationally functional. Operationally functional means that the building systems included in this lease must function and Lessor-provided building-specific safety and security features must be operational. Related space that is necessary for a Tenant to function due to workflow adjacencies must be complete before rent commences.

For large projects that entail phased occupancy of the Tenant's space, rent will commence on the individual blocks of space when they are substantially complete and operationally functional. The blocks will be added to the Occupancy Agreement (OA) incrementally. In the case of phased occupancy with separate OAs (example, different Agency/Bureau codes), the rent start date for each OA will occur when the space associated with it is substantially complete and operationally functional.

If there is a substantial punch list for the space that would interfere with the Tenant's full access, occupancy, possession, use and enjoyment of the space, and the Tenant chooses to move in anyway, GSA will negotiate a rent discount with the Lessor while the punch list work is being completed. If after hours work is required, GSA will ensure that adequate security is provided while the contractor is in the Tenant's space.

Once the above "substantially complete" and "operationally functional" requirements have been met, rent will commence. GSA does not provide tenant agencies a grace period prior to rent commencement to accomplish the physical move into the space or to allow for the installation of personal property such as phones, furniture, computers, etc. However, rent should not start until those personal property items that have been included in the lease contract, such as telephone and data systems or audio/video systems, are operational unless the Tenant chooses to move into the space pursuant to the preceding paragraph.

#### **Occupancy Agreement Iterations**

The parties hereby agree that iterations of OAs prepared before selection of and award to a lessor, contain preliminary financial terms only. Financial terms in preliminary OAs are estimates for budgeting purposes, and are updated through additional OA versions as business terms evolve throughout the space acquisition. Accordingly, execution by the tenant agency on preliminary OAs constitutes that agency's commitment to the project, and is required prior to PBS awarding any lease contract and/or lease modification or amendment. Until lease award, the tenant agency has the right to cancel the proposed project without financial obligation.

#### **Occupancy After Lease Expiration**

In the event of a continued occupancy after lease expiration, the tenant agency will continue to be financially responsible for the pass-through of the lease contract rent, the PBS lease fee, and any additional costs incurred by PBS resulting from lease renewal, extension, replacement, holdover or condemnation. The tenant agency rights to relinquish space as specified in this OA remain in effect.

#### **PBS Services**

The services that PBS provides to its customers may be found in the fourth edition of the Pricing Desk Guide. Unless PBS provides otherwise in writing, the cost of these services is included in PBS's rents and fees. Any service beyond those identified in the Pricing Desk Guide are provided by PBS for an additional charge.

#### **Payment of Tenant Improvements**

The tenant agency must pay for tenant improvements in excess of the allowance by RWA. The tenant agency also has the right to pay lump sum for tenant improvements below the allowance threshold. The ability to make lump sum payments below the allowance threshold is only available at assignment inception, and only for the customization component of the allowance in new space. In backfill or relet space, if the tenant can accept existing tenant improvements "as is" or with modifications, the tenant can elect to waive all or part of the general allowance. Further, once the tenant allowance is set, if the agency then wishes to make a lump sum payment for improvements which are charged against the allowance, PBS cannot accept payments below the allowance threshold by RWA.

#### **Replacement Responsibilities**

The lessor bears the responsibility for replacement and renewal of shell items. PBS will also oblige the lessor to fund cyclic paint and carpeting within the tenant's space, as provided in the lease contract.

#### **Tenant Agency Appeal**

The tenant agency can appeal to the PBS asset manager in cases in which the agency's assigned tenant improvement allowance is inadequate to provide basic functionality for the space.

#### **Tenant Agency Move**

In the event the space covered by this OA involves a tenant agency move, once a design and construction rider or schedule has been made part of a lease contract, the rider/schedule must be incorporated into this OA. Once part of this OA, the schedule/rider becomes binding upon the tenant agency as well as upon PBS. Delay in project completion caused by either a) tenant agency failure to meet the review and approval times provided in the lease rider, or b) tenant changes to project scope, will be borne by the tenant agency. As a consequence of tenant-caused delay, the lessor may decline to postpone the scheduled substantial completion date (thereby advancing Rent commencement for the space) by the duration of the tenant-caused delay, on a day to day basis; this may result in rent charges at two locations simultaneously for the tenant. Additional direct expenses caused through tenant-caused delay or changes in project scope are chargeable against the tenant allowance; in the event the tenant allowance has been exhausted, the tenant must pay the lump sum cost by RWA. In summary, the tenant is responsible for the delay claim of the affected contractor and for rent that GSA budgeted to start on the date included in the Occupancy Agreement. If partial occupancy of the building is not possible due to one agency change, that agency is liable for the other tenant's rent who are unable to occupy their space on the date contained in their Occupancy Agreement. The rent start date should be adjusted for delay of occupancy caused by the lessor failing to deliver the real property on time. The rent start date should not be adjusted for delay of occupancy caused by a contractor failing to install personal property on time with one exception. For those personal property items that have been included in the lease contract, such as telephone and data systems, or audio/video systems, and the systems are not ready, the rent start date should be adjusted. Delayed furniture delivery and installation, which is not part of the lease contract, is not reason for delaying the rent start date. In its role as tenant representative, PBS may also be the cause of delay. Expenses associated with PBS-caused delay incurred by the tenant, for such things as additional storage for furniture, re-procurement expense, or additional consulting fees, will be credited against the tenant's rent obligation to PBS for the new space. In the case of lessor-caused delay, if there is a liquidated damages clause in the lease, PBS will pursue the lessor for the value of the damages. In the case of excusable delay (e.g., force majeure or any other delay the cause of which is beyond the reasonable control of either PBS or the tenant agency), neither PBS nor the tenant agency may pursue the other for the consequences of the delay.

#### **Environmental and Safety Standards and Regulations**

The tenant agency will comply with all applicable Federal, State, and local environmental, health & safety laws and regulations, such as but not limited to those issued by the U.S. Environmental Protection Agency (EPA) under Title 40 of the Code of Federal Regulations (CFR); the U.S. Occupational Safety and Health Administration (OSHA) under Title 29 of the CFR; the Federal Management Regulation sections that relate to safety and environmental management (41 CFR part 102-80, subpart B); and all applicable laws and

regulations set by State and local regulatory agencies.

**Other Mandatory Clauses**

**Non-Cancelable Space**

This is NON-CANCELABLE SPACE and HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (Code 7517) agrees to continue to pay rent on space that is vacated and returned to PBS. HHS ADMINISTRATION FOR CHILDREN AND FAMILIES's (Code 7517) obligation to pay Rent will cease when one of the following occur: The expiration of this OA, the termination of the lease as permitted under the lease terms and conditions, or occupancy by a backfill tenant to the extent to which the backfill tenant agency's Rent (not including TIs) covers the total rent obligation of HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (Code 7517).

**Tenant Improvement Amortization Cost**

HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (Code 7517) has elected to expend a total of \$4,474,981.08 for their tenant improvements. This amount has been amortized in the rent and is itemized on the Financial Summary.

**Security Services**

Beginning in FY 2005, payment for FPS provided Basic and Building Specific Operating Security will be made to the Federal Protective Service (FPS), Department of Homeland Security (DHS) and will be separate from rental payments to GSA (OMB Object Class 23.1). Charges for FPS provided security are determined by, and may be obtained from, FPS.

**Regional Mandatory Clauses**

**Building Service Hours**

Core hours of building service hours will be from to Monday through Friday with the exception of Federal Holidays. Services requested and provided outside of core hours are considered overtime and will be reimbursed to PBS by Reimbursable Work Authorization (RWA).

**Optional Clauses**

**National Capital Optional**

**Pro Forma OA**

The purpose of this pro forma OA is for budgetary and planning purposes and to aid in the understanding of future financial obligations. The square footage and rental amounts stated are approximates and will be updated through additional iterations as more current information becomes available. Per the Pricing Desk Guide (PDG) section 2.1.3, Tenant agency signature on the OA is required before PBS enters into a lease contract or submits a lease prospectus on the tenant agency's behalf.

**Ad Hoc Clauses**

**Pro Forma AVA08943 v.1**

HHS ADMINISTRATION FOR CHILDREN AND FAMILIES (Code 7517) will occupy 95,742.00 usable (110,103.00 rentable) square feet of space and 0 structured parking spaces and 0 surface parking spaces at ( ) located at , FAIRFAX, VA, for a period of 240 months commencing on or about 07/23/2020. Should the lease award go to a county in the state of Maryland, then a new OA will be presented that reflects the updated information.

I agree to the initial terms with the understanding modifications will be made over time.

Approved	Approved
Agency Representative	GSA Representative
Title	Title
Date	Date

HHS ACF  
AVA08943 Draft  
7517 HHS ADMINISTRATION FOR CHILDREN AND FAMILIES

Page: 1 of 21  
Date Last Modified: 05-Jun-2019  
Version: 1

OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2020 Partial  
Period: 23-Jul-2020 to 30-Sep-2020

	Charge Basis	Period Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$254,071.88	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$55,051.50	\$3.000000000
A. Market Rent SubTotal	110,103	\$505,741.95	\$27.560118000
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$16,698.00	
11. PBS Fee	110,103	\$27,525.70	\$1.499997425
B. Agency Rent SubTotal	110,103	\$72,297.80	\$3.939827383
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$578,039.75	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$578,039.75	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$578,039.75	
J. LUMP SUM ITEMS			
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2021  
Period: 01-Oct-2020 to 30-Sep-2021

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
<b>A. Market Rent SubTotal</b>	110,103	\$3,037,727.24	\$27.589868000
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$165,317.99	\$1.501484925
<b>B. Agency Rent SubTotal</b>	110,103	\$433,950.59	\$3.941314883
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	110,103	\$3,471,677.83	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$3,471,677.83	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$3,471,677.83	
# Parking is included in Shell Rental	Customization Tier		(
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b)
	PBS Fee is		(b)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA Start Date: 23-Jul-2020  
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Fiscal Year: 2022  
Period: 01-Oct-2021 to 30-Sep-2022

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,057,449.41	\$27.768992750
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$166,304.10	\$1.510441163
B. Agency Rent SubTotal	110,103	\$434,936.70	\$3.950271120
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,492,386.11	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,492,386.11	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,492,386.11	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2023  
Period: 01-Oct-2022 to 30-Sep-2023

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,077,585.75	\$27.951879120
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$167,310.92	\$1.519585481
B. Agency Rent SubTotal	110,103	\$435,943.52	\$3.959415439
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,513,529.26	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,513,529.26	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,513,529.26	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2024  
Period: 01-Oct-2023 to 30-Sep-2024

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,098,144.95	\$28.138606103
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$168,338.88	\$1.528921830
B. Agency Rent SubTotal	110,103	\$436,971.48	\$3.968751788
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,535,116.43	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,535,116.43	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,535,116.43	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2025  
Period: 01-Oct-2024 to 30-Sep-2025

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,119,135.89	\$28.329254353
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$169,388.43	\$1.538454243
B. Agency Rent SubTotal	110,103	\$438,021.03	\$3.978284201
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,557,156.92	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,557,156.92	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,557,156.92	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2026  
Period: 01-Oct-2025 to 30-Sep-2026

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,140,567.65	\$28.523906217
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$170,460.02	\$1.548186836
B. Agency Rent SubTotal	110,103	\$439,092.61	\$3.988016794
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,579,660.26	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,579,660.26	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,579,660.26	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2027  
Period: 01-Oct-2026 to 30-Sep-2027

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,162,449.47	\$28.722645769
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$171,554.11	\$1.558123814
B. Agency Rent SubTotal	110,103	\$440,186.70	\$3.997953771
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,602,636.17	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,602,636.17	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,602,636.17	
#     Parking is included in Shell Rental	Customization Tier		(b) (4)
##    Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2028  
Period: 01-Oct-2027 to 30-Sep-2028

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,184,790.81	\$28.925558853
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$172,671.17	\$1.568269468
B. Agency Rent SubTotal	110,103	\$441,303.77	\$4.008099426
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,626,094.58	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,626,094.58	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,626,094.58	
#      Parking is included in Shell Rental	Customization Tier		(b) (4)
##     Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2029  
Period: 01-Oct-2028 to 30-Sep-2029

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,207,601.31	\$29.132733110
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$173,811.70	\$1.578628181
B. Agency Rent SubTotal	110,103	\$442,444.30	\$4.018458138
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,650,045.61	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,650,045.61	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,650,045.61	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2030  
Period: 01-Oct-2029 to 30-Sep-2030

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	-110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,230,890.84	\$29.344258028
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$174,976.17	\$1.589204427
B. Agency Rent SubTotal	110,103	\$443,608.77	\$4.029034384
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,674,499.61	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,674,499.61	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,674,499.61	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b) (4)
	PBS Fee is		(b) (4)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Fiscal Year: 2031  
Period: 01-Oct-2030 to 30-Sep-2031

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,254,669.45	\$29.560224968
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$176,165.11	\$1.600002774
B. Agency Rent SubTotal	110,103	\$444,797.70	\$4.039832731
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,699,467.15	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,699,467.15	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,699,467.15	
# Parking is included in Shell Rental	Customization Tier		(b)
## Operating Cost Escalation Applies	Amortization Terms (in months)		(b)
	PBS Fee is		(b)

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA End Date: 22-Jul-2040

Fiscal Year: 2032  
Period: 01-Oct-2031 to 30-Sep-2032

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,278,947.41	\$29.780727215
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$177,379.00	\$1.611027886
B. Agency Rent SubTotal	110,103	\$446,011.60	\$4.050857844
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,724,959.01	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,724,959.01	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,724,959.01	
# Parking is included in Shell Rental	Customization Tier	(b) (4)	
## Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA End Date: 22-Jul-2040

Fiscal Year: 2033  
Period: 01-Oct-2032 to 30-Sep-2033

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,303,735.20	\$30.005860008
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$178,618.39	\$1.622284526
B. Agency Rent SubTotal	110,103	\$447,250.99	\$4.062114483
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,750,986.20	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,750,986.20	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,750,986.20	
#      Parking is included in Shell Rental	Customization Tier		(b) (4)
##     Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2034  
Period: 01-Oct-2033 to 30-Sep-2034

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,329,043.54	\$30.235720590
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital			
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$179,883.81	\$1.633777555
B. Agency Rent SubTotal	110,103	\$448,516.41	\$4.073607512
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,777,559.95	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,777,559.95	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,777,559.95	
#      Parking is included in Shell Rental	Customization Tier		(b) (4)
##     Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Version: 1  
Date Last Modified: 05-Jun-2019

OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2035  
Period: 01-Oct-2034 to 30-Sep-2035

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,354,883.36	\$30.470408245
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$181,175.80	\$1.645511937
B. Agency Rent SubTotal	110,103	\$449,808.40	\$4.085341895
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,804,691.76	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,804,691.76	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,804,691.76	
#      Parking is included in Shell Rental	Customization Tier		(b) (4)
##     Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2036  
Period: 01-Oct-2035 to 30-Sep-2036

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
<b>A. Market Rent SubTotal</b>	110,103	\$3,381,265.81	\$30.710024340
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$182,494.92	\$1.657492742
<b>B. Agency Rent SubTotal</b>	110,103	\$451,127.52	\$4.097322700
<b>C. Joint Use SubTotal</b>		\$0.00	
<b>D. Total Annual Rent (A+B+C)</b>	110,103	\$3,832,393.33	
<b>E. Adjustments SubTotal</b>		\$0.00	
<b>F. Total Rent Bill(D+E)</b>		\$3,832,393.33	
<b>G. Total Antenna Bill</b>		\$0.00	
<b>H. Total Reimbursable Services Bill</b>		\$0.00	
<b>I. Total PBS Bill (F+G+H)</b>		\$3,832,393.33	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2037  
Period: 01-Oct-2036 to 30-Sep-2037

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,408,202.29	\$30.954672373
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$183,841.75	\$1.669725144
B. Agency Rent SubTotal	110,103	\$452,474.35	\$4.109555102
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,860,676.64	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,860,676.64	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,860,676.64	(b) (4)
#      Parking is included in Shell Rental	Customization Tier		
##     Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2038  
Period: 01-Oct-2037 to 30-Sep-2038

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,435,704.44	\$31.204458015
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$185,216.85	\$1.682214426
B. Agency Rent SubTotal	110,103	\$453,849.45	\$4.122044384
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,889,553.89	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,889,553.89	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,889,553.89	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2039  
Period: 01-Oct-2038 to 30-Sep-2039

	Charge Basis	Annual Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,524,431.31	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$330,309.00	\$3.000000000
A. Market Rent SubTotal	110,103	\$3,463,784.13	\$31.459489155
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$100,188.00	
11. PBS Fee	110,103	\$186,620.84	\$1.694965983
B. Agency Rent SubTotal	110,103	\$455,253.44	\$4.134795941
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,919,037.57	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,919,037.57	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,919,037.57	
# Parking is included in Shell Rental	Customization Tier	(b) (4)	
## Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867

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Date Last Modified: 05-Jun-2019

OA Start Date: 23-Jul-2020  
OA End Date: 22-Jul-2040

Fiscal Year: 2040 Partial  
Period: 01-Oct-2039 to 22-Jul-2040

	Charge Basis	Period Charge	Annual Rate
1. Shell Rental Rate #			
a. General	110,103	\$1,270,359.42	\$13.845502000
2. Amortized Tenant Improvement Used/General	(b) (4)		
3. Operating Costs ##	(b) (4)		
4. Real Estate Taxes	110,103	\$275,257.50	\$3.000000000
A. Market Rent SubTotal	110,103	\$2,906,326.62	\$31.675721338
5. Amortized Tenant Improvement Used/Custom	(b) (4)		
7. Security Services			
c. Building Specific Amortized Capital	(b) (4)		
9. Parking			
b. Surface (number of spaces)	275		
10. Rent Charges for Other Space			
Land		\$83,490.00	
11. PBS Fee	110,103	\$156,509.36	\$1.705777592
B. Agency Rent SubTotal	110,103	\$380,369.86	\$4.145607550
C. Joint Use SubTotal		\$0.00	
D. Total Annual Rent (A+B+C)	110,103	\$3,286,696.48	
E. Adjustments SubTotal		\$0.00	
F. Total Rent Bill(D+E)		\$3,286,696.48	
G. Total Antenna Bill		\$0.00	
H. Total Reimbursable Services Bill		\$0.00	
I. Total PBS Bill (F+G+H)		\$3,286,696.48	
# Parking is included in Shell Rental	Customization Tier		(b) (4)
## Operating Cost Escalation Applies	Amortization Terms (in months)		
	PBS Fee is		

Note: ANSI Rentable of 110,103 is 95,742 Assigned Usable Space PLUS 14,361 Common Space. R/U Factor is 1.149996867



**PUBLIC BUILDINGS SERVICE  
HEALTH AND HUMAN SERVICES SUPPORT  
NON-PROSPECTUS LEASE  
ROUGH-ORDER-OF-MAGNITUDE PROJECT TIMELINE  
Updated 5.6.19**

**Desired Outcome**

The General Services Administration (GSA) acquires non-prospectus leased space (i.e., less than \$3.095 million net annual rent) to support the Department of Health and Human Services (HHS) in Atlanta, GA; Phoenix, AZ; Fort Worth, TX; Houston, TX; and San Antonio, TX.

**Assumptions**

The following is assumed for purposes of developing an aggressive rough-order-of-magnitude (ROM) schedule across the three impacted GSA regions (Regions 4, 7 and 9):

- Full and open competition (note, unusual and compelling urgency would require Administrator approval for greater than one-year term)
- Market responsive
- No protests
- Lessor successful in obtaining any required permits and inspections
- Best case scenario

### **Timeline**

At a high level, the compressed timeline to acquire space for HHS will take approximately five (5) months to Lease Award and (10) months to design and build out, a total of approximately 14/15 months.

Initial Date -- Complete client project agreement (CPA) including prospectus check

+14 (calendar days) -- Conduct needs assessment and finalize requirements in GREX

+14 -- Approve the acquisition plan

+24 -- Issue task order to broker and complete on boarding

+3 -- Post advertisements on Federal Business Opportunities for 10 business days, not including the day the announcement is posted

+14 -- Complete market surveys after summarizing market responses to the advertisement and scheduling site visits

+14 -- Issue Request for Lease Proposal (RLP) to potential offeror(s) based on market survey results

+66 -- Award lease (includes 30 calendar days for interested parties to prepare and submit initial proposals)

+63 -- Approve Design Intent Drawings (DIDs) which includes 33 days for the lessor provided DIDs and 30 days for review and commenting and revising of lessor-provided DIDs

+21 -- Receive and review 65% Construction Drawings (CDs)

+14 -- Provide Government comments

+28 -- Receive 100% CDs

+14 -- Provide Government comments

+28 -- Receive lessor's Tenant Improvement (TI) price proposal

+35 -- Agree to TI price and issue Notice to Proceed (NTP)

+90 -- Accept space and commence lease (lease acceptance)

























Prelim Project Schedule (Full & Open)- HHS Warehouse (6-6-2019)

ID	Task Name	Duration	Start	2019												2020															
				Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1	Project Orientation with Broker/GSA/HHS	1 day	Thu 5/30/19																												
2	Acquisition Plan Development	2 days	Fri 5/31/19																												
3	Acquisition Plan Approval	19 days	Tue 6/4/19																												
4	FedBizOpps Advertisement	31 days	Tue 6/4/19																												
5	Draft Ad	5 days	Tue 6/4/19																												
6	Approve Ad (GSA & HHS)	10 days	Tue 6/11/19																												
7	Post Ad / Responses Due	10 days	Mon 7/1/19																												
8	Review Responses	2 days	Mon 7/15/19																												
9	Market Survey	4 days	Wed 7/17/19																												
10	Market Survey Tour	2 days	Wed 7/17/19																												
11	Market Survey Report	1 day	Fri 7/19/19																												
12	Sign Market Survey Report	1 day	Mon 7/22/19																												
13	Request for Lease Proposals (RLP)	6 days	Mon 7/15/19																												
14	Draft RLP	3 days	Mon 7/15/19																												
15	GSA Review and Approval	3 days	Thu 7/18/19																												
16	Agency Review and Approval	3 days	Thu 7/18/19																												
17	Issue Final RLP	0 days	Mon 7/22/19																												
18	Initial Offers	19 days	Tue 7/23/19																												
19	Initial Offers Received	10 days	Tue 7/23/19																												
20	Abstract Of Offers/PVA	2 days	Thu 8/15/19																												
21	Negotiation and Final Proposal Revisions (FPR)	11 days	Mon 8/19/19																												
22	Negotiation Objectives / Discussion Notes	1 day	Mon 8/19/19																												
23	Negotiations	2 days	Tue 8/20/19																												
24	Request for Final Proposal Revisions	1 day	Thu 8/22/19																												
25	Final Proposal Revisions Received	5 days	Fri 8/23/19																												
26	Final Abstract of Offers - Awardee Selection	2 days	Fri 8/30/19																												
27	Lease File and Lease Preparation	27 days	Tue 9/3/19																												
28	Price Negotiation Memorandum	1 day	Tue 9/3/19																												
29	Draft Lease for Review	2 days	Tue 9/3/19																												
30	GSA Approval of Lease for Transmission to Lessor	2 days	Thu 9/5/19																												

Critical	Manual Task	Baseline Milestone	External Tasks
Critical Split	Start-only	Milestone	External Milestone
Critical Progress	Finish-only	Summary Progress	Inactive Task
Task	Duration-only	Summary	Inactive Milestone
Split	Baseline	Manual Summary	Inactive Summary
Task Progress	Baseline Split	Project Summary	Deadline

Prelim Project Schedule (Full & Open)- HHS Warehouse (6-6-2019)

ID	Task Name	Duration	Start	2019												2020															
				Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
31	Lease Delivery and Return from Lessor	5 days	Mon 9/9/19																												
32	Lease File Preparation	10 days	Thu 9/5/19																												
33	COTR Approval of Award Documents and Lease File	10 days	Thu 9/19/19																												
34	Lease Execution by Gov't	5 days	Thu 10/3/19																												
35	Design Intent Drawing (TI)	45 days	Thu 10/10/19																												
36	POR Validation	5 days	Thu 10/10/19																												
37	Lessor Provided DIDs	25 days	Thu 10/17/19																												
38	Government Reviews DIDs	5 days	Thu 11/21/19																												
39	Lessor DID Corrections (if necessary)	5 days	Thu 11/28/19																												
40	Government Review of Corrected DIDs	5 days	Thu 12/5/19																												
41	Construction Drawings	45 days	Thu 12/12/19																												
42	Lessor Provided CD's	25 days	Thu 12/12/19																												
43	Gov't Review of CD's	10 days	Thu 1/16/20																												
44	CD Corrections by Lessor	5 days	Thu 1/30/20																												
45	CD Correction Review by Gov't	5 days	Thu 2/6/20																												
46	Construction Schedule	3 days	Thu 1/30/20																												
47	Tenant Improvement Pricing	14 days	Thu 2/13/20																												
48	TI Cost Evaluation and Negotiation	7 days	Wed 3/4/20																												
49	TI NTP	5 days	Fri 3/13/20																												
50	Construction	90 days	Fri 3/20/20																												
51	TI Construction Kick-Off	2 days	Fri 3/20/20																												
52	TI Construction	60 days	Tue 3/24/20																												
53	Furniture/IT/AV Installation	25 days	Tue 6/16/20																												
54	Notice to Inspect	1 day	Tue 7/21/20																												
55	Pre-Occupancy Inspection	1 day	Wed 7/22/20																												
56	Acceptance of Space/Rent Start	1 day	Thu 7/23/20																												
57	CO Approval of LA	15 days	Fri 7/24/20																												
58	Move and Occupancy	40 days	Tue 7/7/20																												
59	As-Built Drawings and Documentation	20 days	Fri 7/24/20																												
60	Completed file submission	20 days	Tue 9/1/20																												

Critical		Manual Task		Baseline Milestone		External Tasks	
Critical Split		Start-only		Milestone		External Milestone	
Critical Progress		Finish-only		Summary Progress		Inactive Task	
Task		Duration-only		Summary		Inactive Milestone	
Split		Baseline		Manual Summary		Inactive Summary	
Task Progress		Baseline Split		Project Summary		Deadline	

Date of Scoring Request:	6/5/2019	Version 1.0 10/2017	Fully Serviced Rent In Year of Award	\$ 2,872,045
Initial Scoring <input checked="" type="checkbox"/> Intermediate Scoring <input type="checkbox"/> Pre-Award Scoring <input type="checkbox"/> <span style="border: 1px solid black; padding: 2px;">= User Input Required</span> <span style="border: 1px solid black; padding: 2px;">= Automatically Calculated</span>				
<b>SECTION 1 - PROJECT INFORMATION</b>				
Point of Contact:	Jim Phelan	Phone:	202-465-5809	Email:
Project Name:		20 Year New Lease		Total ABOA Square Feet (ABOA sf):
				95,742
				Total Rentable Square Feet (rsf):
				110,103
Location:	Fairfax, VA			Housing Plan Entry
Client Agency (s):	HHS-ACF			Total Number of Parking Spaces:
				275
Project Number:	9VA2606	Prospectus Number:	NA	Structured Parking Spaces:
				0
Lease Full Term*:	20	* Incl all options	Amortization Term:	20
				Surface Parking Spaces:
				275
Lease Award Date:	October 4, 2019	Estimated Lease Effective Date:	July 23, 2020	Scoring Result:
				40.83%
Notes:	20 Year New Lease; Preliminary scoring only			
<b>SECTION 2 - OPERATING LEASE CRITERIA FOR ALL LEASES</b>				
Point of Contact:	Arisha Griffith	Phone:	202-260-6698	Email:
		arisha.griffith@gsa.gov		
<input checked="" type="checkbox"/> Ownership of the asset remains with the lessor during the term of the lease and is not transferred to the Government at or shortly after the end of the lease term <input checked="" type="checkbox"/> The lease does not contain a bargain-price purchase option <input checked="" type="checkbox"/> The lease term does not exceed 75 percent of the estimated economic life of the asset <input type="checkbox"/> The asset is a general purpose asset rather than being for a special purpose of the Government and is not built to the unique specification of the Government as lessee <input checked="" type="checkbox"/> There is a private sector market for the asset <input checked="" type="checkbox"/> The project will not be constructed on Government land <input checked="" type="checkbox"/> There is no provision of Government financing and no explicit Government guarantee of third party financing <input checked="" type="checkbox"/> Risks of ownership of the asset remain with the lessor unless the Government was at fault for such losses				
<b>SECTION 3 - SCORING REQUIREMENTS DETERMINATION</b>				
<input checked="" type="checkbox"/> The Full Term of the lease is GREATER than (5) five years in length and will be used for office and related space or a combination of space with included parking. The lease is expressed in rentable square feet. <input type="checkbox"/> The Full Term of the lease is GREATER than (5) five years in length and is solely for parking. The lease is expressed in number and cost of parking spaces and NOT in rentable square feet. <input type="checkbox"/> The Full Term of the lease is (5) years or LESS in length.				
Lease (Office & Related Space) GREATER Than 5 Years		Parking ONLY Lease GREATER Than 5 Years		Lease Classification Memo - Leases LESS Than 5 Years

Lease Contracting Officer Certification

Date

 FOR PRELIMINARY PURPOSES ONLY  
 Portfolio Management Certification

 Date  
 6/6/2019

<b>Project Name:</b>	<b>20 Year New Lease</b>
<b>Location:</b>	<b>Fairfax, VA</b>
<b>Client Agency (s):</b>	<b>HHS-ACF</b>
<b>Project Number:</b>	<b>9VA2606</b>
<b>Prospectus Number:</b>	<b>NA</b>

Housing Plan Entry for Fair Market Value Estimate	
<b>TOTAL ABOA SF</b>	<b>95,742</b>
<b>TOTAL RSF</b>	<b>110,103</b>
<b>Rentable/Usable Factor (R/U Factor)</b>	<b>1.15000</b>
Space Breakdown	ABOA SF
<b>Office</b>	
General Office Workstations/Open Office	95,742
Closed Offices	-
Private Toilets	-
<b>Conference/Training</b>	
8-20 person rooms	-
20 or more person rooms	-
Auditorium	-
<b>Storage</b>	
General Storage	-
High Density Storage	-
<b>Special Space</b>	
Clinics/Health Units	-
Physical Fitness	-
Childcare	-
Libraries	-
ADP (High Density PC's)	-
ADP (Mainframe)	-
Joint Use, Retail	-
Food Service/Cafeteria	-
Exhibit Hall/Museum Space	-
Laboratory (Dry/Electrical)	-
Laboratory (Wet/Chemical)	-
Firing Range	-
Copy Center	-
Kitchen/Breakroom	-
Lockers/Shower	-
SCIF/Secure Storage - Standard	-
SCIF/Secure Storage - Enhanced	-
Interview/Detention Rooms	-
Holding Cells	-
Courtrooms	-
Hearing Rooms	-
Judge's Chambers	-
<b>Industrial Space</b>	
Light Industrial	-
Warehouse	-

= User Input Required

= Automatically Completed

### Notes:

Enter notes on housing plan here.

**Scoring Model  
Lease Greater Than Five Years**

User Input Required

Automatically Completed

Scoring for Leases with a Term Greater than Five (5) Years	
20 Year New Lease	
Discount Rate	(b) (4)
Lease Award Date (Fiscal Year)	(b) (4)
Lease Effective Date (Fiscal Year)	
Rentable Square Feet (rsf)	
Lease Term (Years)	
Does the lease contain a broker commission credit?	
Leave the next two cells blank.	
Broker Commission Credit	
Number of Months the Broker Commission Credit is applied	
Does the lease contain free rent?	
Leave the next two cells blank.	
Free Rent Amount	
Number of Months the Free Rent is applied	
Does the parking rate escalate annually?	
No	
Annual Parking Escalation Rate (Lease Document)	
Structured Parking Rate per space (Lease Document)	\$ -
Surface Parking Rate per space (Lease Document)	\$ -
Does the lease include a stepped rent schedule (see definition of stepped rent)?	
No	
Complete the rate breakout below.	
Shell Rate per rsf (Lease Document)	(b) (4)
Tenant Improvements per rsf (Lease Document)	
BSAC per rsf (Lease Document)	
Operating Expenses per rsf (GSA Form 1217 line 27 divided by rsf)	
Taxes per rsf (GSA Form 1217 line 28 divided by rsf)	
Insurance per rsf (GSA Form 1217 line 29 divided by rsf)	
Lessor Management Costs per rsf (GSA Form 1217 line 32 divided by rsf)	
Repair Reserve per rsf (GSA form 1217 line 30 divided by rsf)	
Levelized Triple Net Rent	
Fully Serviced Rental Rate (cannot exceed approved rate for prospectus projects)	
Present Value of Minimum Lease Payments	
Notes:	
<div> <div></div> <div>Source Documents</div> <div> Lease <input type="checkbox"/> 1217 <input type="checkbox"/>  Market Data <input type="checkbox"/> Other (specify) <input type="checkbox"/> </div> </div>	

Scoring Model  
Lease Greater Than Five Years

<b>SCORE</b>	NPV/FMV = 40.32954%
<b>Input Values</b>	
Name of Lease (Example GSA, WASHINGTON)	20 Year New Lease
Length of Lease (Years)	(b) (4)
Rentable Square Feet To Be Leased	(b) (4)
Lease Award In Will Be In Fiscal Year (FY)	(b) (4)
Lease Will Be Effective (occupancy) In Fiscal Year (FY)	(b) (4)
Fiscal Year for Constant Dollars (Example 2010)	(b) (4)
Maintenance & Repair. Reserve Percentage (% Of Annual Rent)	(b) (4)
<b>Constant Dollar Input Values</b>	
Full Service Rate Per Rentable Square Foot	FY 2020
Operating Expenses Cost Per Sq. Ft.	(b) (4)
Real Estate Taxes And Insurance Cost Per Sq. Ft.	(b) (4)
Lessor Management Costs Per Sq. Ft. (BOMA)	(b) (4)
Discount Rate	(b) (4)
Inflation Rate	(b) (4)
NPV of Lease Payments	(b) (4)
FMV of RSF On Lease Effective Date (\$000's)	(b) (4)

**Scoring Model**  
Lease Greater Than Five Years

<b>Project Name:</b>	<b>20 Year New Lease</b>
<b>Location:</b>	<b>Fairfax, VA</b>

Rent Levelizer for Stepped Rent Payments													
Year	Core Shell per RSF	Amortized TI per RSF	Amortized BSAC per RSF	Broker Commission Credit per RSF	Free Rent per RSF	Base Rent	Parking Cost per Year	PV of Net Annual Rent (12 Annual Cals)	Operating Expenses	Taxes	Insurance	Lessor Mgmt Costs	Repair Reserve
1	2020												
2	2021												
3	2022												
4	2023												
5	2024												
6	2025												
7	2026												
8	2027												
9	2028												
10	2029												
11	2030												
12	2031												
13	2032												
14	2033												
15	2034												
16	2035												
17	2036												
18	2037												
19	2038												
20	2039												
21	2040												
22	2041												
23	2042												
24	2043												
25	2044												
26	2045												
27	2046												
28	2047												
29	2048												
30	2049												
Present Value of Minimum Lease Payments													

Stepped Rent Schedule = any changes in the rent paid to the lessor over the term (exclusive of CPI escalations and real estate tax adjustments). Changes due to full amortization of TI's, parking escalations or reduction in BSAC qualify as stepped rent as do actual changes in the shell rent.

Core Shell Rent = defined as shell rate - taxes - insurance - lessor management costs - repair reserves.

Scoring Model  
Lease Greater Than Five Years

Project Name:	20 Year New Lease
Location:	Fairfax, VA

Rent Schedule for Flat Rent Payments													
Year	Core shell per RSF	Amortized TI per RSF	Amortized BSAC per RSF	Broker Commission Credit per RSF	Free Rent per RSF	Base Rent	Parking Cost per Year	PV of Net Annual Rent (5-Annual Cash)	Operating Expenses	Taxes	Insurance	Lessor Mgmt Costs	Repair Reserve
1 2020	(b) (4)								(b) (4)				
2 2021													
3 2022													
4 2023													
5 2024													
6 2025													
7 2026													
8 2027													
9 2028													
10 2029													
11 2030													
12 2031													
13 2032													
14 2033													
15 2034													
16 2035													
17 2036													
18 2037													
19 2038													
20 2039													
21 2040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22 2041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23 2042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24 2043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25 2044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26 2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27 2046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28 2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29 2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30 2049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Present Value of Minimum Lease Payments								\$	25,153,281.67				

Scoring Model  
Lease Greater Than Five Years

Project Name:	20 Year New Lease
Location:	Fairfax, VA

Broker Commission Credit Calculation

1	\$ -	\$ -
2	\$ -	
3	\$ -	
4	\$ -	
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25	\$ -	\$ -
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27	\$ -	
28	\$ -	
29	\$ -	
30	\$ -	
31	\$ -	
32	\$ -	
33	\$ -	
34	\$ -	
35	\$ -	
36	\$ -	

Free Rent Calculation

1	\$ -	\$ -
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35	\$ -	
36	\$ -	



	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	11900 Balls Ford Rd	Manassas	Class A Industrial/Telecom Hotel/Data Hosting	167,000 SF	167,000 SF	\$8.75
2	11910 Balls Ford Rd	Manassas	Class A Industrial/Warehouse	167,900 SF	167,900 SF	\$8.75
3	11920 Balls Ford Rd	Manassas	Class A Industrial/Warehouse	121,200 SF	121,200 SF	\$8.75
4	Beaver Meadow Rd	Sterling	Class A Industrial	100,362 SF	100,362 SF	\$9.50
5	1811 Cabin Branch Dr	Landover	Class A Industrial/Distribution	360,550 SF	193,200 SF	Withheld
6	7900 Cedarville Rd	Brandywine	Class B Industrial/Warehouse	624,502 SF	171,640 SF	\$6.50-\$7.00
7	7300 Century Park Dr	Manassas	Class A Industrial/Warehouse	120,000 SF	120,000 SF	Withheld
8	7300 Century Park Dr	Manassas	Class A Industrial/Warehouse	108,000 SF	108,000 SF	Withheld
9	7300 Century Park Dr	Manassas	Class A Industrial/Warehouse	103,000 SF	103,000 SF	Withheld
10	6885 Commercial Dr	Springfield	Class A Industrial/Warehouse	190,377 SF	190,377 SF	\$12.75

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	7413 Cushing Rd	Manassas	Class B Industrial	168,000 SF	168,000 SF	Withheld
12	7100 Holladay Tyler Rd	Glenn Dale	Class B Industrial/Warehouse	314,923 SF	162,985 SF	\$5.95
13	16071 Industrial Dr	Galithersburg	Class B Industrial/Warehouse	172,000 SF	115,383 SF	\$12.50
14	3300 Marlo Ln	Forestville	Class B Industrial/Showroom	216,875 SF	114,753 SF	Withheld
15	14301 Mattawoman Dr	Brandywine	Class A Industrial/Distribution	393,440 SF	393,440 SF	\$4.95
16	8700 Ritchie Dr	Capitol Heights	Class B Industrial/Warehouse	102,702 SF	102,702 SF	\$7.50-\$8.00
17	3901 Stonecroft Blvd	Chantilly	Class A Flex	101,530 SF	101,530 SF	Withheld
18	14601 Sweitzer Ln	Laurel	Class B Industrial/Warehouse	150,020 SF	150,020 SF	Withheld

**11900 Balls Ford Rd - Building C - Premier Business Park**

Manassas, VA 20109  
Prince William County

Building Type: Class A Telecom  
Hotel/Data Hosting  
Building Status: Proposed, breaks ground  
Jul 2019  
Building Size: 167,000 SF  
Land Area: 10.58 AC  
Stories: 1  
Expenses: 2018 Tax @ \$0.09/sf  
For Sale: Not For Sale

Space Avail: 167,000 SF  
Max Contig: 167,000 SF  
Smallest Space: 167,000 SF  
Rent/SF/Yr: \$8.75/nnn  
% Leased: 0%



Landlord Rep: CBRE / Bob Gibbs (703) 905-0301 / Daniela Patino (703) 821-6900 – 167,000 SF  
(167,000 SF)

**11910 Balls Ford Rd - Building B - Premier Business Park**

Manassas, VA 20109  
Prince William County

Building Type: Class A Warehouse  
Building Status: Built 2018  
Building Size: 167,900 SF  
Land Area: 10.00 AC  
Stories: 1  
Expenses: 2018 Tax @ \$1.12/sf  
For Sale: Not For Sale

Space Avail: 167,900 SF  
Max Contig: 167,900 SF  
Smallest Space: 25,000 SF  
Rent/SF/Yr: \$8.75/nnn  
% Leased: 0%



Landlord Rep: CBRE / Bob Gibbs (703) 905-0301 / Daniela Patino (703) 821-6900 – 167,900 SF  
(25,000-167,900 SF)

**11920 Balls Ford Rd - Building A - Premier Business Park**

Manassas, VA 20109  
Prince William County

Building Type: Class A Warehouse  
Building Status: Built 2017  
Building Size: 121,200 SF  
Land Area: 11.62 AC  
Stories: 1  
Expenses: 2018 Tax @ \$1.24/sf  
For Sale: Not For Sale

Space Avail: 121,200 SF  
Max Contig: 121,200 SF  
Smallest Space: 25,000 SF  
Rent/SF/Yr: \$8.75/nnn  
% Leased: 0%



Landlord Rep: CBRE / Bob Gibbs (703) 905-0301 / Daniela Patino (703) 821-6900 – 121,200  
SF /3,225 ofc (25,000-121,200 SF)

**Beaver Meadow Rd****Sterling, VA 20166****Loudoun County**

Building Type: **Class A Industrial**      Space Avail: **100,362 SF**  
Building Status: **Proposed, breaks ground Jun 2019**      Max Contig: **100,362 SF**  
Building Size: **100,362 SF**      Smallest Space: **9,000 SF**  
Land Area: **6.88 AC**      Rent/SF/Yr: **\$9.50/nnn**  
Stories: **1**      % Leased: **0%**  
Parking: **203 Surface Spaces are available; Ratio of 2.02/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **NAI KLNb / Ryan Goeller (703) 268-2731 / Kevin J. Goeller (703) 268-2730 / Chase Stewart (703) 268-2732 – 100,362 SF (9,000-100,362 SF)**

**1811 Cabin Branch Dr - Landover Logistics Center****Landover, MD 20785****Prince George's County**

Building Type: **Class A Distribution**      Space Avail: **193,200 SF**  
Building Status: **Built Oct 2013**      Max Contig: **193,200 SF**  
Building Size: **360,550 SF**      Smallest Space: **193,200 SF**  
Land Area: **28.10 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **46.4%**  
Expenses: **2011 Tax @ \$0.38/sf**  
Parking: **210 free Surface Spaces are available; 51 Industrial Trailer Spaces are available; Ratio of 0.70/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Cushman & Wakefield / McLane Fisher (410) 752-4285 / John T. Boote (410) 752-4285 – 193,200 SF (193,200 SF)**

**7900 Cedarville Rd - Mid Atlantic Distribution Center****Brandywine, MD 20613****Prince George's County**

Building Type: **Class B Warehouse**      Space Avail: **171,640 SF**  
Building Status: **Built 1991, Renov 2004**      Max Contig: **164,640 SF**  
Building Size: **624,502 SF**      Smallest Space: **7,000 SF**  
Land Area: **56.10 AC**      Rent/SF/Yr: **\$6.50 - \$7.00/nnn**  
Stories: **1**      % Leased: **72.5%**  
Expenses: **2018 Tax @ \$1.02/sf; 2007 Combined Est Tax/Ops @ \$1.08/sf**  
Parking: **478 free Surface Spaces are available; Ratio of 0.77/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / E.Ralph E. Haught (202) 585-5573 / Dustin Schade (202) 585-5667 – 171,640 SF (7,000-77,640 SF)**

**7300 Century Park Dr - Freedom I-66 Business Center - Bldg 9 - Freedom I-66 Business Center**

Manassas, VA 20109  
Prince William County

Building Type: **Class A Warehouse**  
Building Status: **Proposed**  
Building Size: **120,000 SF**  
Land Area: **55 AC**  
Stories: **1**  
Expenses: **2012 Tax @ \$0.26/sf**  
For Sale: **Not For Sale**

Space Avail: **120,000 SF**  
Max Contig: **120,000 SF**  
Smallest Space: **120,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: JLL / John Dettliff (703) 485-8831 / Dan Coats (703) 891-8410 / Matt Gallagher (703) 485-8741 / Abbot Wallenborn (703) 891-8437 -- 120,000 SF (120,000 SF)

**7300 Century Park Dr - Freedom I-66 Business Center - Bldg 10 - Freedom I-66 Business Center**

Manassas, VA 20109  
Prince William County

Building Type: **Class A Warehouse**  
Building Status: **Proposed**  
Building Size: **108,000 SF**  
Land Area: **55 AC**  
Stories: **1**  
Expenses: **2012 Tax @ \$0.29/sf**  
For Sale: **Not For Sale**

Space Avail: **108,000 SF**  
Max Contig: **108,000 SF**  
Smallest Space: **108,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: JLL / John Dettliff (703) 485-8831 / Dan Coats (703) 891-8410 / Matt Gallagher (703) 485-8741 / Abbot Wallenborn (703) 891-8437 -- 108,000 SF (108,000 SF)

**7300 Century Park Dr - Freedom I-66 Business Center - Bldg 11 - Freedom I-66 Business Center**

Manassas, VA 20109  
Prince William County

Building Type: **Class A Warehouse**  
Building Status: **Proposed**  
Building Size: **103,000 SF**  
Land Area: **55 AC**  
Stories: **1**  
Expenses: **2012 Tax @ \$0.30/sf**  
For Sale: **Not For Sale**

Space Avail: **103,000 SF**  
Max Contig: **103,000 SF**  
Smallest Space: **103,000 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: JLL / John Dettliff (703) 485-8831 / Dan Coats (703) 891-8410 / Matt Gallagher (703) 485-8741 / Abbot Wallenborn (703) 891-8437 -- 103,000 SF (103,000 SF)

**6885 Commercial Dr - Capital Distribution Center****Springfield, VA 22151****Fairfax County****Building Type: Class A Warehouse****Building Status: Built May 2019****Building Size: 190,377 SF****Land Area: 7.32 AC****Stories: 1****Expenses: 2017 Tax @ \$0.09/sf****Parking: 196 Surface Spaces are available; Ratio of 1.02/1,000 SF****For Sale: Not For Sale****Space Avail: 190,377 SF****Max Contig: 190,377 SF****Smallest Space: 50,000 SF****Rent/SF/Yr: \$12.75/nnn****% Leased: 0%****Landlord Rep: Transwestern / M.Stephen M. Cloud (703) 749-9455 / Caulley Deringer (703) 749-9415 -- 190,377 SF (50,000-190,377 SF)****7413 Cushing Rd - Parkway 66****Manassas, VA 20109****Prince William County****Building Type: Class B Industrial****Building Status: Proposed, breaks ground Jun 2019****Building Size: 168,000 SF****Land Area: 12.47 AC****Stories: 1****Expenses: 2017 Tax @ \$0.15/sf****For Sale: Not For Sale****Space Avail: 168,000 SF****Max Contig: 168,000 SF****Smallest Space: 12,000 SF****Rent/SF/Yr: Withheld****% Leased: 0%****Landlord Rep: Matan Companies / Brad Benna (301) 815-9964 -- 168,000 SF (12,000 SF)****7100 Holladay Tyler Rd - Glenn Dale Business Center****Glenn Dale, MD 20769****Prince George's County****Building Type: Class B Warehouse****Building Status: Built 1968, Renov 1997****Building Size: 314,923 SF****Land Area: 8 AC****Stories: 2****Expenses: 2018 Tax @ \$0.62/sf****Parking: 500 free Surface Spaces are available; Ratio of 1.33/1,000 SF****For Sale: Not For Sale****Space Avail: 162,985 SF****Max Contig: 162,985 SF****Smallest Space: 80,000 SF****Rent/SF/Yr: \$5.95/nnn****% Leased: 100%****Landlord Rep: JLL / T.Benjamin T. Meisels (443) 451-2614 / Greg Ferraro (443) 451-2618 -- 162,985 SF (80,000-162,985 SF)**

**16071 Industrial Dr - Department of Health and Human Services - Washingtonian Ind Pk****Galthersburg, MD 20877****Montgomery County****Building Type: Class B Warehouse****Building Status: Built Aug 1995****Building Size: 172,000 SF****Land Area: 13 AC****Stories: 2****Expenses: 2018 Tax @ \$1.36/sf****Parking: 123 free Surface Spaces are available; Ratio of 0.94/1,000 SF****For Sale: Not For Sale****Space Avail: 115,383 SF****Max Contig: 115,383 SF****Smallest Space: 40,000 SF****Rent/SF/Yr: \$12.50/nnn****% Leased: 32.9%****Landlord Rep: Investment Properties, Inc. / William Ferguson (301) 795-4015 -- 115,383 SF (40,000-115,383 SF)****3300 Marlo Ln****Forestville, MD 20747****Prince George's County****Building Type: Class B Showroom****Building Status: Built 1974, Renov Dec 2015****Building Size: 216,875 SF****Land Area: 8.75 AC****Stories: 1****Expenses: 2018 Tax @ \$0.77/sf, 2011 Est Tax @ \$0.63/sf; 2012 Est Ops @ \$1.07/sf****Parking: 400 free Surface Spaces are available; Ratio of 1.84/1,000 SF****For Sale: Not For Sale****Space Avail: 114,753 SF****Max Contig: 107,360 SF****Smallest Space: 7,393 SF****Rent/SF/Yr: Withheld****% Leased: 47.1%****Landlord Rep: NAI Michael / T. Michael T. Isen (301) 918-2908 / Michael Dimeglio (301) 918-2949 -- 107,360 SF (107,360 SF)****Leasing Company: Transwestern / Beverly A. Sheffler (703) 749-9453 -- 7,393 SF (7,393 SF)**

**14301 Mattawoman Dr - Capital Gateway DC**

Brandywine, MD 20613  
Prince George's County

Building Type: Class A Distribution  
Building Status: Built 1998  
Building Size: 393,440 SF  
Land Area: 28.45 AC  
Stories: 1  
Expenses: 2018 Tax @ \$0.50/sf  
Parking: 150 free Surface Spaces are available; Ratio of 0.40/1,000 SF  
For Sale: For Sale - Active

Space Avail: 393,440 SF  
Max Contig: 393,440 SF  
Smallest Space: 393,440 SF  
Rent/SF/Yr: \$4.95/nnn  
% Leased: 0%



Sales Company: JLL: John Dettliff (703) 485-8831, Dan Coats (703) 891-8410, Abbot Wallenborn (703) 891-8437  
JLL: Benjamin T. Melsels (443) 451-2614, Greg Ferraro (443) 451-2618  
Landlord Rep: JLL / John Dettliff (703) 485-8831 / Dan Coats (703) 891-8410 / Abbot Wallenborn (703) 891-8437 -- 393,440 SF (393,440 SF)

**8700 Ritchie Dr**

Capitol Heights, MD 20743  
Prince George's County

Building Type: Class B Warehouse  
Building Status: Built Dec 1999  
Building Size: 102,702 SF  
Land Area: 6.02 AC  
Stories: 1  
Expenses: 2011 Tax @ \$0.87/sf  
Parking: 127 free Surface Spaces are available; Ratio of 1.24/1,000 SF  
For Sale: Not For Sale

Space Avail: 102,702 SF  
Max Contig: 102,702 SF  
Smallest Space: 50,000 SF  
Rent/SF/Yr: \$7.50 - \$8.00  
% Leased: 0%



Landlord Rep: NAI Michael / Allen Cornell (301) 918-2909 / Michael T. Isen (301) 918-2908 / Michael Dimeglio (301) 918-2949 -- 102,702 SF (50,000-102,702 SF)  
Sublet Contact: JLL / Dan Coats (703) 891-8410 John Dettliff (703) 485-8831 Abbot Wallenborn (703) 891-8437 -- 101,163 SF (76,163-101,163 SF)

**3901 Stonecroft Blvd - Avion Tech Center I - Avion Business Park**

Chantilly, VA 20151  
Fairfax County

Building Type: Class A Flex  
Building Status: Built 1998, Renov 2017  
Building Size: 101,530 SF  
Land Area: 8.62 AC  
Stories: 1  
Expenses: 2018 Tax @ \$1.30/sf  
Parking: Ratio of 4.00/1,000 SF  
For Sale: Not For Sale

Space Avail: 101,530 SF  
Max Contig: 101,530 SF  
Smallest Space: 20,000 SF  
Rent/SF/Yr: Withheld  
% Leased: 100%



Landlord Rep: Exeter Property Group LLC / Scott Dougherty (410) 799-3393 -- 101,530 SF (20,000-101,530 SF)

**14601 Sweltzer Ln - Chevy Chase Bank Operations Center - Maryland 95 Corporate Pk**

**Laurel, MD 20707**

**Prince George's County**

**Building Type: Class B Warehouse**

**Building Status: Built Sep 1995**

**Building Size: 150,020 SF**

**Land Area: 19.10 AC**

**Stories: 1**

**Expenses: 2011 Tax @ \$1.87/sf**

**Parking: 135 free Surface Spaces are available; Ratio of  
4.00/1,000 SF**

**For Sale: Not For Sale**

**Space Avail: 150,020 SF**

**Max Contig: 150,020 SF**

**Smallest Space: 150,020 SF**

**Rent/SF/Yr: Withheld**

**% Leased: 100%**



**Landlord Rep: CBRE / David Machlin (301) 215-4108 / Andrew Thau (301) 215-4128 -- 150,020 SF  
(150,020 SF)**